



Marriott-Slaterville City

Business License Fees
August 17, 2023



ZIONS PUBLIC FINANCE, INC.

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Executive Summary

Zions Public Finance, Inc. (“ZPFI”) was retained by the City of Marriott-Slaterville (“Marriott-Slaterville” or the “City”) to complete an analysis of business licensing costs to meet the requirements of Utah law as established by Utah Code Annotated §10-1-203. Utah law allows municipalities to license businesses for the purpose of regulation and revenue but places a maximum on the business license fees charged equal to the cost of services provided by the City.

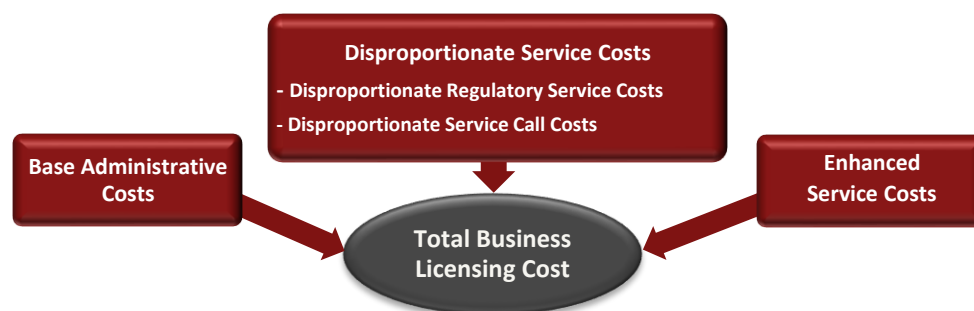
This study calculates the maximum business license fees allowable in Marriott-Slaterville under current State law. The City Council may choose a fee lower than the maximum fee. If less than the maximum allowable fees are charged, the difference between the fee and the cost to the City must be covered through other revenue sources.

Factors the City may want to consider as it establishes new business license fees include:

- Percentage change to current fees;
- Dollar amount of change in fees;
- Correlation between proposed fees and the actual cost of services contained in this study;
- Recognition of other revenues generated by some business types (such as sales tax, real property tax, personal property tax, municipal energy tax, transient room tax, etc.); and
- The comparative/competitive fees in neighboring cities and towns

Business Licensing Costs

This study considers base administrative, disproportionate service costs, and enhanced services costs. When base costs, disproportionate costs, and enhanced service costs are added together, they represent the maximum amount the City may charge for business licenses.



Base Administrative Costs

Base administrative costs include the common costs incurred by all types of businesses to register, oversee, maintain records, and regulate licensed businesses within the City such as application, registration, issuance, etc. The base administrative costs are shown in Table 1.

TABLE 1: ADMINISTRATIVE BASE COST OF SERVICE

Business Licenses	Base Cost of Service
Commercial	
New	\$174.85
Renewal	\$188.18
Seasonal, Solicitor, Vendor	
Seasonal	\$174.85
Solicitor	\$36.38
Vendor	\$174.85

Based on legislation passed in 2017, license fees for home occupation businesses may only be charged when the “combined offsite impact of the home-based business and the primary residential use materially exceeds the offsite impact of the primary residential use alone.”¹ This means that most home occupation businesses cannot be charged a license fee. However, the City may require a business license (without a fee) for home occupation businesses and can charge a fee to home occupations that request a license when they otherwise would not be required by the City to obtain one.²

Disproportionate Service Costs

There are two types of disproportionate service costs: disproportionate regulatory costs and disproportionate service costs.

Disproportionate Regulatory Costs

Disproportionate regulatory costs occur when a business incurs additional regulatory costs (beyond the base costs) for inspections or other regulatory services. These costs are in addition to the base administrative costs shown in the previous table.

Marriott-Slaterville does not have any disproportionate regulatory costs which will be accounted for in this study.

Disproportionate Service Costs

Disproportionate service costs have been evaluated for disproportionate calls for service to the police department, rental units and for disproportionate costs to City roads due to the impacts of heavy truck use.

Police disproportionate costs include calls for service above the base level of service multiplied by the cost per call. The base level of service is defined as the 2021 level of service provided to single-family, owner-occupied residences. Disproportionate service call costs are in addition to the base administrative cost for each business class.

The base level of services is calculated by taking calls for service for owner-occupied residences for a 2-year period, averaging them, and dividing by the total number of residential units during that time period.

¹ Utah Code §10-1-203(7)

² SB-158, effective May 8, 2018

TABLE 2: BASE LEVEL OF SERVICE CALL

Description	Amount
Residential Police Calls for Service – 2-year annual average	355.5
Residential Units	615
Base Police Calls per Residential Unit	0.578
<i>Source: Weber County Sheriff's Office, Weber County Assessor's Database</i>	

Police costs per call were determined by taking the budget amount for police services related to calls for service and dividing that number by the total number of police calls for service within the City. The Weber County Sheriff's Office has estimated that about 60% of costs included in the budget are directly related to service calls.

TABLE 3: POLICE COST PER CALL FOR SERVICE

Description	Amount
2023 Police Budget	\$415,500
Estimated Percentage of Time Spent on Responding to Police Calls	60%
Annual Police Calls (all calls, including traffic calls)	1,765
Cost per Police Call	\$141.25

Table 4 summarizes the disproportionate police costs for businesses in Marriott-Slaterville. The average residential calls per unit for police (0.578) are subtracted from the average number of police calls per business type in order to calculate the disproportionate police calls per business type. The number of disproportionate calls, by business type, is then multiplied by the cost per police call (\$141.25) to arrive at the disproportionate cost per business type.

TABLE 4: DISPROPORTIONATE POLICE CALLS FOR SERVICE

Business Category	Disproportionate Police Calls	Disproportionate Cost per Business
Animal Services/Kennels	0.22	\$31.35
Automotive Sales, Service, and Repair	1.61	\$227.33
Business, Professional & Personal Services	(0.24)	\$0.00
Check Cashing/Pay Day/Title Loans	(0.58)	\$0.00
Constructions/Manufacturing	0.24	\$33.50
Convenience Store/Gas Station (Open 24 hours)	16.82	\$2,376.04
Convenience Store/Gas Station (Not open 24 hours)	9.92	\$1,401.44
Daycare/Preschool	2.42	\$342.09
Dialysis Center	9.42	\$1,330.82
Entertainment/Recreation	5.42	\$765.83
Equestrian Services	5.92	\$836.45

Business Category	Disproportionate Police Calls	Disproportionate Cost per Business
Finance	1.67	\$236.16
Lodging (0-99 rooms)	0.22	\$31.35
Lodging (100+ rooms)	0.05	\$7.77
Membership Organization	3.17	\$448.03
Moving Services	0.00	\$0.00
Restaurant (Alcohol)	15.42	\$2,178.30
Restaurant (Limited or No Alcohol)	0.84	\$118.45
Retail - Large (20,000+ sq. ft.)	32.92	\$4,650.11
Retail Tobacco Specialty Business	1.76	\$247.93
RV Sales & Service	24.42	\$3,449.51
Sales, Services & Rentals	(0.28)	\$0.00
Salvage	32.42	\$4,579.49
Solid Waste Collection	(0.58)	\$0.00
Storage (1-499 units)	(0.57)	\$0.00
Storage (500+ units)	(0.55)	\$0.00
Transportation/Towing	9.17	\$1,295.51
Truck Stop	87.42	\$12,348.04
Wholesale	(0.58)	\$0.00

Rental complexes were also analyzed for any disproportionate police costs associated with different-sized complexes. This disproportionate analysis categorized rental complexes by number of units. The disproportionate cost associated with each rental category is shown in the table below.

TABLE 5: DISPROPORTIONATE POLICE CALLS FOR SERVICE – RENTAL COMPLEXES

Unit Type	Disproportionate Police Calls per Unit	Disproportionate Police Cost per Unit
Single Family Rental (1 Unit)	1.17	\$165.53
2 or more units – per door cost	0.22	\$30.71

The disproportionate impacts of heavy truck traffic were analyzed by identifying roads impacted and the costs associated with those roads. Impacted roads are shown in Appendix A.

TABLE 6: DISPROPORTIONATE COSTS – HEAVY TRUCK BUSINESSES

Description	Amount
Added roadway costs – 20 years	\$410,991.42
Added trucks – 20 years	2,715
Cost per Truck	\$151.38
Cost per Year	\$7.57

Enhanced Service Costs

Enhanced service levels reflect a higher level of service provided by the City for a specific portion of the business community, whether it is a business class, business location, etc. Examples of enhanced service levels include more landscaping, hanging baskets, more or higher quality signage, increased police patrols (i.e., visible police presence), more frequent snow removal, etc. Generally, these types of services are increased in a particular geographic section of the City, such as downtown or the town center of a resort community, but they may also be specific to a particular type of business class, the number of employees in a company, etc.

Marriott-Slaterville does not have any geographic areas or business classes for which the City provides enhanced service levels.

Total Licensing Costs

The total annual cost for a business license in Marriott-Slaterville includes the base administrative costs, as well as the disproportionate regulatory and service costs. The total business license cost identified in this business license fee study is the *maximum amount* the City may charge for a business license. The disproportionate service costs for police, rental units and heavy trucks are the same regardless of whether the license is a renewal or a new application and may be charged annually. The base fees for new applications, however, are higher to account for the one-time costs associated with processing new businesses.

Background

Zions Public Finance, Inc. (“ZPFI”) was retained by Marriott-Slaterville City to complete an analysis of business licensing costs to meet the requirements of Utah law as established by Utah Code Annotated §10-1-203. The law states that “...the legislative body of a municipality may license for the purpose of regulation and revenue any business within the limits of the municipality and may regulate that business by ordinance.”³ Additionally, the law states that “the amount of a fee shall be reasonably related to the costs of the municipal services provided by the municipality.”⁴ In other words, business licensing fees charged may not exceed the amount necessary to reasonably regulate business activity, including the costs of disproportionate and enhanced levels of municipal services required by some business classes, geographic locations, etc.

Based on legislation passed in 2017, license fees for home occupation businesses may only be charged when the “combined offsite impact of the home-based business and the primary residential use materially exceeds the offsite impact of the primary residential use alone.”⁵ This generally means that most home occupation businesses cannot be charged a license fee. The Legislature further amended the Code in 2018 to allow municipalities to charge a business license fee to home occupations that request a license when they otherwise would not be required to obtain one.⁶

While this study calculates the maximum business license fees allowable under current State law, the City Council may choose a lesser fee. If less than the maximum allowable fees are charged, the difference between the fee and the cost to the City is made up through other revenue sources.

³ Utah Code Annotated §10-1-203(2)

⁴ Utah Code Annotated §10-1-203(5)(c)(ii)

⁵ Utah Code §10-1-203(7)

⁶ Utah Code §10-1-203(8)(a)

Business Licensing Costs

Marriott-Slaterville currently requires all commercial businesses to obtain a business license. This study considers the three categories of business licensing which, when added together, equal the maximum amount the City may charge for business licenses. Specifically, these three categories include Base Administrative Costs, Disproportionate Costs (regulatory costs and services call costs); and Enhanced Service Costs. Each of these categories is explained in greater detail below.

Base Administrative Costs

Base administrative costs include the following standard labor costs: (i) business license application and registration process; (ii) issuance of license; (iii) collection of fees; (iv) maintenance of records; and (v) preparation of business reports and required verifications.

In order to estimate the base administrative costs of a business license, ZPFI's source of information has been the City. Costs have been evaluated based on time spent by employees, wages and benefits for these employees, indirect costs, and department overhead such as supplies, computers, etc. Indirect costs include legislative, municipal building, non-departmental costs, and administrative.

The *base administrative costs* associated with licensing a business are determined by analyzing both employee costs and the time spent by each employee on business licensing procedures. Considering these two factors, a cost for each step in obtaining a business license can be determined. Added together, these costs equal the *base administrative costs* to the City for issuing a business license.

Employee Costs for Business Licensing

Direct business licensing costs include labor (wages & benefits) and department overhead costs for all personnel involved in issuing and overseeing business licenses.

The following Marriott-Slaterville employee positions are directly involved in business licensing:

- Recorder
- Community Development Director
- Treasurer
- Building Official
- City Attorney

A direct cost per minute was calculated for each employee involved in the business licensing process using the following method:

TABLE 7: DIRECT COST PER MINUTE CALCULATION

Per Minute Cost	Calculation
Employee Labor Cost per Minute	$(Salary + benefits) / \text{employee total annual minutes worked}$
Department Overhead Cost per Minute (e.g., supplies, computers, etc.)	$\text{Department operations costs} / \text{total annual minutes worked}$
Direct Business License Cost per Minute	$\text{Employee labor cost per minute} + \text{department operations cost per minute}$

Table 8 shows the direct labor cost per minute for all employees involved in business licensing. All figures used in calculating direct costs were provided by the City.

TABLE 8: DIRECT LABOR COST PER MINUTE

Employees by Department	Direct Cost per Hour	Direct Cost per Minute
Recorder	\$40.76	\$0.68
Community Development Director	\$58.00	\$0.97
Treasurer	\$40.06	\$0.67
Building Official	\$78.99	\$1.32
City Attorney	\$130.00	\$2.17

Indirect Costs

The following indirect costs were provided by Marriott-Slaterville as the fair share of costs to be allocated to the business licensing process due to support from the departments listed below. These departments were selected because they provide support to the entire City. Other departments within the City may have had overhead within their respective departments, but that overhead was not considered because it did not relate to business licensing.

TABLE 9: TOTAL INDIRECT COSTS

Legislative	\$8,055
Judicial	\$0
Executive	\$16,731
Administration	\$172,158
Non-Departmental	\$160,500
TOTAL	\$357,444

Source: Marriott-Slaterville 2023 Budget

Total indirect costs for the City were divided among each full-time equivalent (FTE) employee outside of the departments listed above to calculate an indirect cost per minute. As shown in the following table, the indirect cost per minute per FTE is \$0.32.

TABLE 10: TOTAL INDIRECT COSTS PER MINUTE

Indirect Costs to be Allocated	\$357,444
FTEs	9
Indirect Cost per FTE	\$39,716.03
Total Annual Hours Worked per FTE	2,080
Indirect Cost per Hour	\$19.09
Indirect Cost Per Minute	\$0.32

Employee Training Costs

There are also indirect costs within each department associated with business licensing. These indirect costs include a portion of staff time spent in staff meetings and trainings. The meeting and training costs are divided across all businesses based on the amount of time each employee spends on that business. A

breakdown of this cost per minute for City employees who participate in trainings directly associated with business licensing is given below.

TABLE 11: ADDITIONAL COST PER MINUTE – MEETING AND TRAINING COSTS

Meetings and Trainings – Cost per Minute	
Recorder	\$0.03
Community Development Director	\$0.05
Treasurer	\$0.03
Building Official	\$0.07
City Attorney	\$0.11

Summary of Direct and Indirect Costs per Minute

TABLE 12: SUMMARY OF TOTAL COSTS PER MINUTE

Total Costs per Minute	Recorder	Community Development Director	Treasurer	Building Official	City Attorney
Direct Cost	\$0.68	\$0.97	\$0.67	\$1.32	\$2.17
Indirect Cost	\$0.32	\$0.32	\$0.32	\$0.32	\$0.32
Training Cost	\$0.03	\$0.05	\$0.03	\$0.07	\$0.11
Total	\$1.03	\$1.33	\$1.02	\$1.70	\$2.59

Employee Time for Business Licensing

Each employee has a different role when reviewing business license applications. The following table summarizes each person's involvement per minute.

TABLE 13: SUMMARY OF TOTAL EMPLOYEE TIME

Total Costs per Minute	Recorder	Community Development Director	Treasurer	Building Official	City Attorney
Commercial					
New	30	20	30	30	10
Renewal	30	30	30	30	10
Other					
Seasonal	30	20	30	30	10
Solicitor	0	20	0	0	0
Vendor	30	20	30	30	10

Supply Costs

The supply cost to facilitate business license fee administration is included in the business licensing costs. The total supply cost accounts for mailing required documents for business license administration. The total cost of \$226 is divided by the annual number of business licenses processed to arrive at a supply cost per license of \$1.20.

TABLE 14: SUPPLY COST PER LICENSE

Total Annual Study Cost	\$226
Total Number of Business Licenses	188
Cost per License	\$1.20

Study Costs

The cost to conduct this business license fee study can also be included in the business licensing costs. The study costs are then divided by the annual number of business licenses processed to arrive at an additional cost per license of \$8.51.

TABLE 15: STUDY COST PER LICENSE

Total Annual Study Cost	\$1,600
Total Number of Business Licenses	188
Cost per License	\$8.51

Base Administrative Costs

The following table outlines the total time and base administrative cost associated with each business license.

TABLE 16: BASE ADMINISTRATIVE COSTS

	Total Time	Total Cost	Supply Cost	Study Cost	Maximum Fee
Commercial					
New	120	\$165.14	\$1.20	\$8.51	\$174.85
Renewal	130	\$178.47	\$1.20	\$8.51	\$188.18
Other					
Seasonal	120	\$165.14	\$1.20	\$8.51	\$174.85
Solicitor	20	26.66	\$1.20	\$8.51	\$36.38
Vendor	120	\$165.14	\$1.20	\$8.51	\$174.85

Disproportionate Costs

Disproportionate service costs include the additional costs which some businesses incur due to: 1) additional regulatory services provided, such as inspections; and 2) responses to service calls compared to the base level of service or other increased costs by a business category or location. There are, therefore, two types of disproportionate service costs: 1) disproportionate regulatory costs; and 2) disproportionate service costs.

Disproportionate Regulatory Costs

Disproportionate regulatory occur when a business incurs additional regulatory costs (beyond the base costs) for inspections or other regulatory services. These costs are in addition to the base administrative costs shown in the previous table.

Marriott-Slaterville does not have any disproportionate regulatory costs which will be accounted for in this study.

Disproportionate regulatory service costs include the cost of services for business-related paperwork, administrative oversight, special regulations, and inspections that are in addition to the services common to all businesses included in the base administrative cost. For example, additional regulatory services are required by some classes of businesses such as day-cares, assisted living, and other special care facilities. Marriott-Slaterville is not including any disproportionate regulatory costs in this study.

Disproportionate Service Costs

Disproportionate service costs include the cost of services for police service calls above the base level of service provided by the department, costs of rental units and the increased costs due to the impact of heavy trucks on the City's roads.

According to Utah Code Annotated §10-1-203(5)(c)(i), "Before the governing body of a municipality imposes a license fee on a business that causes disproportionate costs of municipal services under Subsection (5)(a)(i)(C)(I), the legislative body of the municipality shall adopt an ordinance defining for purposes of the [fee] tax under Subsection (5)(a)(i)(C)(I) the costs that constitute disproportionate costs and the amounts that are reasonably related to the costs of the municipal services provided by the municipality."

Cities are allowed under Utah Code to collect disproportionate business licensing fees for the following municipal services:

- Police
- Fire/EMS
- Storm Water Runoff
- Traffic Control
- Parking
- Transportation
- Beautification
- Snow Removal

Disproportionate services rendered for police may include business-related paperwork, administrative oversight, special regulations, calls for service, and other services performed for specific types of businesses. To calculate disproportionate costs, the *base level* of service for police must first be established.

Disproportionate costs include the cost of services for police calls above the base level of service provided by police. The *base level* of service is the average level of service calls to owner-occupied residences. Calls for police services were obtained from the Weber County Sheriff's Office for the 2-year period from January 2020 through December 2021. The call data was then analyzed to calculate the number of calls to owner-occupied residential units. The number of calls to owner-occupied single-family residential units was averaged over the 2-year period.⁷ The average annual number of calls to owner-occupied single-family residential units was then divided by the total number of owner-occupied single-family residential units to determine the *base level* of service calls for police. This per unit base level of service is referred to as the *base level service call ratio*. The disproportionate service call costs are calculated by multiplying the average level of police calls for each commercial business and residential rental type above the base level service call ratios by the cost per call for police services.

⁷ A 2-year average minimizes the effect of a call volume spike that could occur over a one-year period.

The annual *base level service call ratio* was determined to be an average of 0.578 calls per owner-occupied single-family residence per year for police.

TABLE 17: RESIDENTIAL CALL DATA – BASE LEVEL OF SERVICE CALL RATIO FOR POLICE

Description	Amount
Residential Police Calls for Service – 2-year annual average	355.5
Residential Units	615
Base Police Calls per Residential Unit	0.578
<i>Source: Weber County Sheriff's Office, Weber County Assessor's Database</i>	

The average annual call ratio for police per business in each business class was calculated by dividing the average annual number of calls in each business class by the total number of businesses in the business class. Service call ratios for commercial businesses that are higher than the *base level* of service call ratio are considered disproportionate. To calculate the disproportionate service call ratio, the base ratio was subtracted from the average calls per commercial business class.

Police costs per call were determined by taking the budget amount for police services related to calls for service and dividing that number by the total number of police calls for service within the City. The Weber County Sheriff's Office has estimated that about 60% of costs included in the budget are directly related to service calls.

TABLE 18: POLICE COST PER CALL FOR SERVICE

Description	Amount
2023 Police Budget	\$415,500
Estimated Percentage of Time Spent on Responding to Police Calls	60%
Annual Police Calls (all calls, including traffic calls)	1,765
Cost per Police Call	\$141.25

Table 19 summarizes the disproportionate police service call costs for businesses in Marriott-Slaterville. The average residential calls per unit for police (0.578) are subtracted from the average number of police calls per business type in order to calculate the disproportionate police calls per business type. The number of disproportionate calls, by business type, is then multiplied by the cost per police call (\$141.25) to arrive at the disproportionate cost per business type.

TABLE 19: DISPROPORTIONATE POLICE CALLS FOR SERVICE

Business Category	Disproportionate Police Calls	Disproportionate Cost per Business
Animal Services/Kennels	0.22	\$31.35
Automotive Sales, Service, and Repair	1.61	\$227.33
Business, Professional & Personal Services	(0.24)	\$0.00
Check Cashing/Pay Day/Title Loans	(0.58)	\$0.00

Business Category	Disproportionate Police Calls	Disproportionate Cost per Business
Constructions/Manufacturing	0.24	\$33.50
Convenience Store/Gas Station (Open 24 hours)	16.82	\$2,376.04
Convenience Store/Gas Station (Not open 24 hours)	9.92	\$1,401.44
Daycare/Preschool	2.42	\$342.09
Dialysis Center	9.42	\$1,330.82
Entertainment/Recreation	5.42	\$765.83
Equestrian Services	5.92	\$836.45
Finance	1.67	\$236.16
Lodging (0-99 rooms)	0.22	\$31.35
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Membership Organization	3.17	\$448.03
Moving Services	0.00	\$0.00
Restaurant (Alcohol)	15.42	\$2,178.30
Restaurant (Limited or No Alcohol)	0.84	\$118.45
Retail - Large (20,000+ sq. ft.)	32.92	\$4,650.11
Retail Tobacco Specialty Business	1.76	\$247.93
RV Sales & Service	24.42	\$3,449.51
Sales, Services & Rentals	(0.28)	\$0.00
Salvage	32.42	\$4,579.49
Solid Waste Collection	(0.58)	\$0.00
Storage (1-499 units)	(0.57)	\$0.00
Storage (500+ units)	(0.55)	\$0.00
Transportation/Towing	9.17	\$1,295.51
Truck Stop	87.42	\$12,348.04
Wholesale	(0.58)	\$0.00

Rental complexes were also analyzed for any disproportionate costs associated with different-sized complexes. This disproportionate analysis categorized rental complexes by number of units. The disproportionate cost associated with each rental category is shown in the table below.

TABLE 20: DISPROPORTIONATE POLICE CALLS FOR SERVICE – RENTAL COMPLEXES

	Disproportionate Police Calls per Unit	Disproportionate Police Cost per Unit
Single Family Rental (1 Unit)	1.17	\$165.53
2 or more units	0.22	\$30.71

The disproportionate impacts of heavy truck traffic were analyzed by identifying roads impacted and the costs associated with those roads. Impacted roads and detailed cost calculations are shown in Appendices A and B.

TABLE 21: DISPROPORTIONATE COSTS – HEAVY TRUCK BUSINESSES

Description	Amount
Added roadway costs – 20 years	\$410,991.42
Added trucks – 20 years	2,715
Cost per Truck	\$151.38
Cost per Year	\$7.57

The tables above show the maximum disproportionate fee per service class that the City could impose based on the disproportionate cost associated with each business class. The City may choose not to impose the maximum fee for disproportionate costs shown.

Enhanced Service Costs

Enhanced service levels reflect a higher level of service provided by the City for a specific portion of the business community, whether it is a business class, business location, etc. Municipalities are allowed under Utah Code to collect a fee reasonably related to the cost of the following municipal services:

- Police
- Fire/EMS
- Storm Water Runoff
- Traffic Control
- Parking
- Transportation
- Beautification
- Snow Removal

Examples of enhanced service levels include more landscaping, hanging baskets, more or higher quality signage, increased police patrols (i.e., visible police presence), more frequent snow removal, etc. Generally, these types of services are increased in a particular geographic section of the City, such as downtown or the city center of a resort community, but they may also be specific to a particular type of business class, the number of employees in a company, etc.

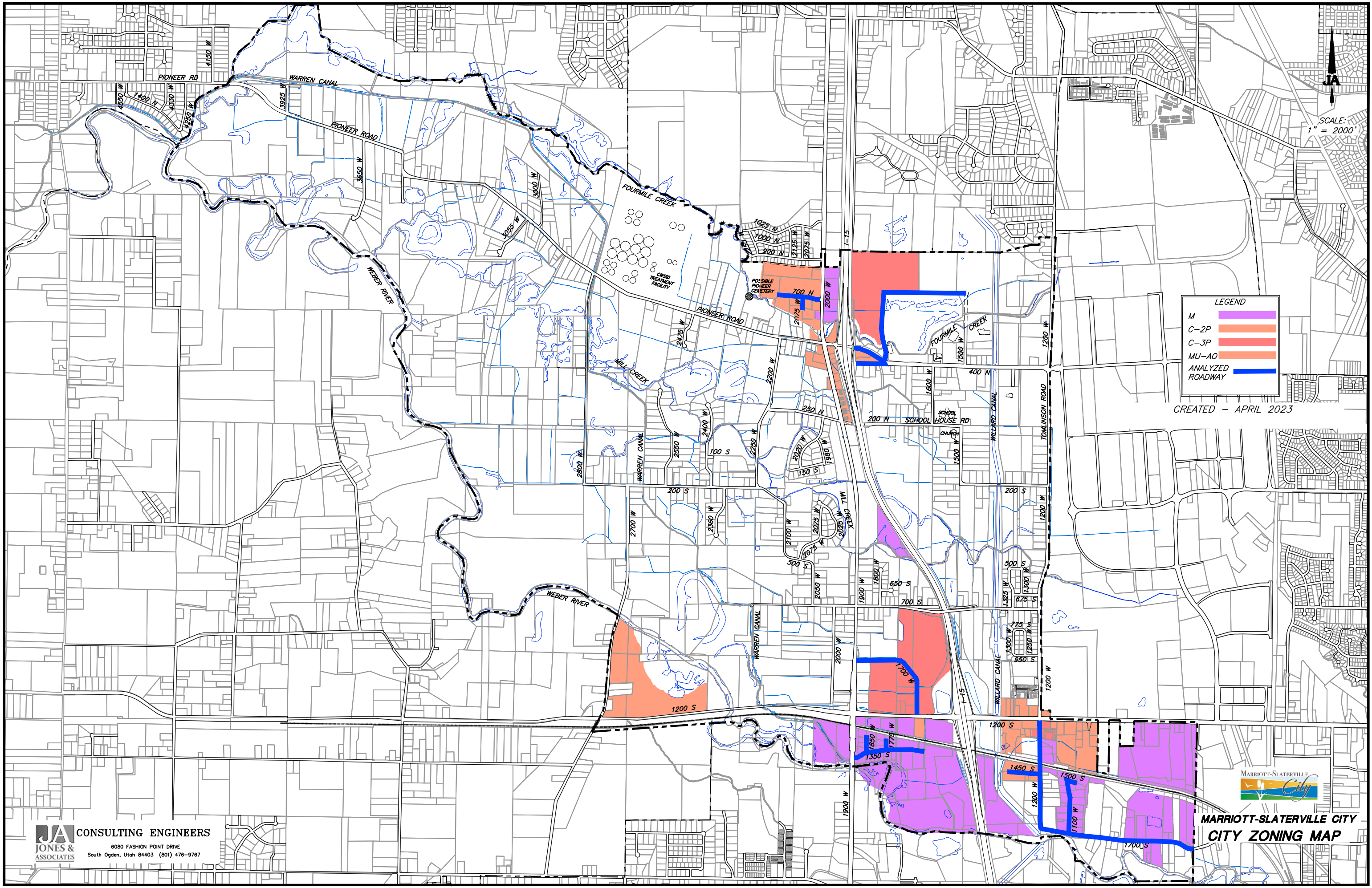
Marriott-Slaterville does not have any geographic areas or business classes for which the City provides enhanced service levels.

Total Licensing Costs

The total annual cost for a business license in Marriott-Slaterville includes the base administrative costs, as well as the disproportionate regulatory and service costs. The total business license cost identified in this business license fee study is the *maximum amount* the City may charge for a business license. The disproportionate service costs for police, rental units and heavy trucks are the same regardless of whether the license is a renewal or a new application and may be charged annually. The base fees for new applications, however, are higher to account for the one-time costs associated with processing new businesses.



APPENDIX A – Heavy Truck Impact Areas



LEGEND

M	
C-2P	
C-3P	
MU-AO	
ANALYZED ROADWAY	

CREATED - APRIL 2023

TRUCK DISPROPORTIONATE FEE ANALYSIS



Date: 4/23/2023

Standard Curbed Road Section(66' ROW, 43' Asphalt)

Item	Description	Qty	Unit	Unit Price	Total
1	Prep Site/Subgrade	1	sf	\$0.10	\$0.10
2	Geotextile Fabric (if required)	1	sf	\$0.33	\$0.33
3	6" Granular Subbase	1	sf	\$0.63	\$0.63
4	6" Untreated Base Course	1	sf	\$0.88	\$0.88
5	4" Bituminous Surface Course	1	sf	\$2.58	\$2.58
6	Seal Coat	1	sf	\$0.47	\$0.47
7	20 year maintenance	1	ea	\$1.00	\$1.00
COST PER S.F. OF STANDARD ROADWAY =					\$5.99
COST PER L.F. OF ROADWAY (43' WIDE) =					\$257.57

Varies location Citywide

Description: Due to the high volume of heavy and large vehicles and delivery vans, a thicker cross section was required to account for the large vehicles impacting the road

Item	Description	Qty	Unit	Unit Price	Total
1	Prep Site/Subgrade	1	sf	\$0.10	\$0.10
2	Geotextile Fabric (if required)	1	sf	\$0.33	\$0.33
3	8" Granular Subbase	1	sf	\$0.83	\$0.83
4	8" Untreated Base Course	1	sf	\$1.17	\$1.17
5	4" Bituminous Surface Course	1	sf	\$2.58	\$2.58
6	Seal Coat	1	sf	\$0.47	\$0.47
7	20 year maintenance	1	ea	\$1.00	\$1.00
COST PER S.F. OF UPSIZED ROADWAY =					\$6.48
COST PER L.F. OF ROADWAY (43' WIDE) =					\$278.64
APPROX LINEAR FEET OF ROAD =					19,506.00
COST OF TOTAL ROADWAY UPGRADES =					\$410,991.42
Cost per Truck (Total over 20 years) =					\$151.38
Cost per Truck (Per year) =					\$7.57

BUSINESS BREAKOUT ANALYSIS

Street	Item other	TAX ID	USE	Generated Truck	% Share of Impact	Total Fee	Cost per year (20 years)
700 N	Lazy FC	15-693-0002	General Lt Industrial	2	0.07%	\$302.76	\$15.14
700 N	Slab Properties	15-693-0003	General Lt Industrial	4	0.15%	\$605.51	\$30.28
2075 W	700 N Slaterville LLC	15-693-0007	General Lt Industrial	2	0.07%	\$302.76	\$15.14
2075 W	Mountain Eagle Properties	15-693-0006	General Lt Industrial	4	0.15%	\$605.51	\$30.28
2075 W	Next Level Electric	15-693-0005	General Lt Industrial	3	0.11%	\$454.13	\$22.71
2075 W	PBR Leasing	15-693-0004	General Lt Industrial	2	0.07%	\$302.76	\$15.14
2000 W	O'Reilly Auto Enterprise	15-693-0008	Automobile Parts Store	4	0.15%	\$605.51	\$30.28
1750 W	Amazon warehouse	15-031-0024	LIGHT INDUSTRIAL	100	3.68%	\$15,137.81	\$756.89
2000 W	Ogden Land and Cattle LLC	15-693-0001	Manufacturing	12	0.44%	\$1,816.54	\$90.83
1750 W	GB MS Industrial	15-031-0024	Client Provided Number	100	3.68%	\$15,137.81	\$756.89
700 N	Future Hospital	15-031-0021	Hospital	21	0.77%	\$3,178.94	\$158.95
700 N	Undevelop Parcel	15-031-0015	General Lt Industrial	35	1.29%	\$5,298.23	\$264.91
700 N	Undevelop Parcel	15-031-0001	General Lt Industrial	35	1.29%	\$5,298.23	\$264.91
400 N	Kum and Go	15-034-0085	Convenience Store/Gas Station	2	0.07%	\$302.76	\$15.14
1700 W	One 9 Traffic Center	15-183-0001	Truck Stop	1792	66.00%	\$271,269.48	\$13,563.47
1700 W	Sierra RV	15-702-0001	Recreational Vehicle Sales	11	0.41%	\$1,665.16	\$83.26
1700 W	Hearth and Home	15-702-0003	Manufacturing	45	1.66%	\$6,812.01	\$340.60
1700 W	12th Street Exchange	15-065-0062	Manufacturing	70	2.58%	\$10,596.46	\$529.82
1700 W	Sleep Inn hotel	15-188-0004	Hotel	0	0.00%	\$0.00	\$0.00

Street	Item other	TAX ID	USE	Generated Truck	% Share of Impact	Total Fee	Cost per year (20 years)
1700 W	Rambilin Roads restaurant	15-188-0001	Resturant	0	0.00%	\$0.00	\$0.00
1700 W	Undevelop Parcel	15-037-0050	Manufacturing	58	2.14%	\$8,779.93	\$439.00
1350 W	Broken B Properties	15-508-0001	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1350 W	Juarez, Juan and Roberta	15-508-0002	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1350 W	Odel Family Trust	15-155-0009	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1350 W	J&M Investments	15-155-0003	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1350 W	Undevelop Parcel	15-155-0004	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1350 W	Undevelop Parcel	15-155-0005	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1350 W	Bart & Irene Curtis	15-155-0006	General Lt Industrial	0	0.00%	\$0.00	\$0.00
1350 W	Bart & Irene Curtis	15-154-0002	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1350 W	Howard & Tana Giles	15-157-0001	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1350 W	Bethers Living Trust	15-156-0001	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1350 W	Post Bros	15-156-0002	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1350 W	Undevelop Parcel	15-156-0003	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1350 W	Undevelop Parcel	15-156-0004	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1350 W	JHE Post LLC	15-157-0002	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1350 W	Jones, Robert	15-065-0041	General Lt Industrial	3	0.11%	\$454.13	\$22.71
1350 W	Kenneth N Nimori	15-065-0056	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1350 W	AZ Owens Sand LC	15-065-0067	General Lt Industrial	8	0.29%	\$1,211.02	\$60.55
1350 W	AZ Owens Sand LC	15-065-0040	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1350 W	Lynn F Marchant	15-065-0053	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1350 W	Roylance, Jeffery & Linda	15-157-0003	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1350 W	Lotake LLC	15-157-0004	General Lt Industrial	3	0.11%	\$454.13	\$22.71
1350 W	Higgs, Josephth	15-157-0006	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1350 W	Higgs, Josephth	15-157-0007	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1350 W	Montoya, Lee	15-154-0009	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1350 W	Max & Jolene Stander	15-154-0004	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1350 W	Drain Free	15-154-0005	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1350 W	Weber Properties Riverside	15-064-0004	Hot Mix Asphalt Plant	150	5.52%	\$22,706.71	\$1,135.34
1350 W		15-064-0001					
1350 W	Weber Properties Riverside	15-064-0003	General Lt Industrial	75	2.76%	\$11,353.35	\$567.67
1350 W	Weber Properties Riverside	15-064-0041	General Lt Industrial	20	0.74%	\$3,027.56	\$151.38
1200 W	FW Jones and Associates	15-062-0106	Convience Store/Gas Station	2	0.07%	\$302.76	\$15.14
1200 W	Old Frontier LLC	15-062-0102	Convience Store/Gas Station	2	0.07%	\$302.76	\$15.14
1200 W	America First Credit Union	15-062-0061	Drive-In Bank	4	0.15%	\$605.51	\$30.28
1200 W	Tyler Property LC	15-062-0056	Convience Store/Gas Station	2	0.07%	\$302.76	\$15.14
1200 W	Hartley, Eva	15-062-0059	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1200 W	12th Street Plaza	15-288-0001	General Lt Industrial	6	0.22%	\$908.27	\$45.41
		15-288-0002					
		15-288-0003					
		15-288-0004					
		15-288-0005					
		15-288-0006					
		15-288-0007					
		15-288-0008					
		15-288-0009					
1200 W	Sanders Investments	15-062-0091	MiniWarehouse	1	0.04%	\$151.38	\$7.57
1200 W	Utah Power and Light Co	15-062-0055	Utility	0	0.00%	\$0.00	\$0.00
1200 W	Mantas Investment LLC	15-062-0054	General Lt Industrial	3	0.11%	\$454.13	\$22.71
1200 W	Bartholomew Properties	15-063-0002	General Lt Industrial	3	0.11%	\$454.13	\$22.71
1200 W	Martinez, Tyronne and Lori	15-783-0001	General Lt Industrial	2	0.07%	\$302.76	\$15.14
		15-783-0002	General Lt Industrial	2	0.07%	\$302.76	\$15.14
		15-783-0003	General Lt Industrial	2	0.07%	\$302.76	\$15.14
		15-783-0004	General Lt Industrial	2	0.07%	\$302.76	\$15.14
		15-773-0001	General Lt Industrial	2	0.07%	\$302.76	\$15.14
		15-773-0002	General Lt Industrial	2	0.07%	\$302.76	\$15.14

Street	Item other	TAX ID	USE	Generated Truck	% Share of Impact	Total Fee	Cost per year (20 years)
		15-773-0003	General Lt Industrial	2	0.07%	\$302.76	\$15.14
		15-773-0004	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1200 W	Ogden Storage	15-063-0062	MiniWarehouse	4	0.15%	\$605.51	\$30.28
		15-063-0063					
1100 W	Candle Utah Business Ventures	15-382-0001	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1100 W	DESMC Propterties	15-397-0006	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1100 W	RJP Investmetns LLC	15-397-0007	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1100 W	ARC Properties LLC	15-424-0001	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1100 W	9067 LTD	15-520-0001	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1100 W	H Four Properties	15-520-0002	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1100 W	Jaspeer Inc LLC	15-063-0055	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1500 S	S&C Commercial	15-424-0003	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1500 S	S&C Commercial	15-424-0004	General Lt Industrial	0	0.00%	\$0.00	\$0.00
1500 S	MDP Leasing	15-424-0005	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1500 S	MDP Leasing	15-424-0006	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1500 S	RJP Investmetns LLC	15-424-0007	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1100 W	Martinez, Lori	15-424-0008	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1100 W	Trtdacorp LLC	15-424-0009	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1100 W	OG Properties	15-397-0004	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1100 W	Hillside Leasing	15-397-0003	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1100 W	Skyview Capital	15-397-0002	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1100 W	Mallard Property Management	15-397-0001	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1700 S	CNJ Legacy Investments	12-248-0002	General Lt Industrial	5	0.18%	\$756.89	\$37.84
1700 S	Runningtrees	12-248-0003	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1700 S	Runningtrees	12-102-0072	General Lt Industrial	1	0.04%	\$151.38	\$7.57
1700 S	Model Linen Inc	12-102-0074	General Lt Industrial	6	0.22%	\$908.27	\$45.41
1700 S	Jpilgrim	12-268-0001	General Lt Industrial	6	0.22%	\$908.27	\$45.41
1700 S	Corey Combe	12-102-0076	General Lt Industrial	15	0.55%	\$2,270.67	\$113.53
1700 S	Corey Combe	12-102-0075	General Lt Industrial	4	0.15%	\$605.51	\$30.28
1700 S	Olga Barker Family Trust	12-242-0001	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1700 S	Green Marriott Investments	12-102-0004	General Lt Industrial	4	0.15%	\$605.51	\$30.28
1700 S	Red Ruby Land Trust	12-102-0005	General Lt Industrial	2	0.07%	\$302.76	\$15.14
1700 S	Riverview Manufacturing	12-102-0059	General Lt Industrial	3	0.11%	\$454.13	\$22.71
1700 S		12-102-0036					
1700 S		12-102-0015					
			TOTALS	2,715	100%	\$410,991.42	\$20,390.62

**If not data was available, the square footage of the building was used. If undeveloped, the square footage of the building was calculated as 35% of the overall site*